

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### MAIL TO:

Stacy T. Beutler  
Beutler Law Center, Ltd.  
16335 Harlem Ave. 4<sup>th</sup> Floor  
Tinley Park, Illinois 60477

### NAME & ADDRESS OF TAXPAYER:

Carmelo Zaccone  
7631 W. 159<sup>th</sup> Pl.  
Tinley Park, IL 60477



Doc# 1704844003 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 09:58 AM PG: 1 OF 4

(The above space for recording purposes only)

THE GRANTOR, Carmelo Zaccone, a widower, not since remarried, of 7631 W. 159<sup>th</sup> Pl., Tinley Park, Cook County, Illinois, for and in consideration of One Dollar and Other Valuable Consideration in hand paid, conveys and quitclaims to the GRANTEE Carmelo Zaccone, as TRUSTEE of the Carmelo Zaccone Trust dated October 27, 2016, of 7631 W. 159<sup>th</sup> Pl., Tinley Park, Illinois the following described Real Estate, to-wit:

UNIT NUMBER(S) 2N IN 15826 ORLAN BROOK DRIVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PARCEL 1:

LOT 26 AND LOT 26-A IN ORLAN BROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SET FORTH IN THE ORLAN BROOK UNIT 2, PLAT OF SUBDIVISION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT #23602584 AND THE ORLAN BROOK IMPROVEMENT ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT #23547265, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 9, 2007 AS DOCUMENT NUMBER 0728215102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Numbers: 27-14-300-067-1003

Property Address: 15826 Orlan Brook Drive, Unit #2N, Orland Park, Illinois 60462

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

S Y  
M Y  
SC Y  
E Y  
INTD. Y


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This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with this said Trustee or Successor Trustee or Trustees in relation to said premises be obligated to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

THIS IS NOT HOMESTEAD.

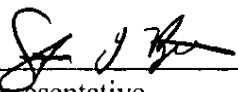
DATED this 29 day of October, 2016



CARMELO ZACCONE, GRANTOR  
and TRUSTEE

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Date: 10-28-16

  
\_\_\_\_\_  
Representative

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 28 day of October, 2016

[Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 28

day of October, 2016

[Signature]  
Notary Public



The Grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated this 28 day of October, 2016

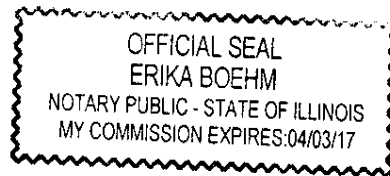
[Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 28

day of October, 2016

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)